

079.0

0002

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
736,200 / 736,200  
736,200 / 736,200  
736,200 / 736,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		BRATTLE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: DRIGGERS WILLIAM G	
Owner 2: CHU ANGELA D	
Owner 3:	

Street 1: 72 BRATTLE STREET  
Street 2: Twn/Cty: ARLINGTON  
St/Prov: MA Cntry Own Occ: Y  
Postal: 02474 Type: PREVIOUS OWNER  
Owner 1: DUNNE KATHLEEN J -  
Owner 2: -  
Street 1: 72 BRATTLE STREET  
Twn/Cty: ARLINGTON  
St/Prov: MA Cntry  
Postal: 02474 NARRATIVE DESCRIPTION  
This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1939 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.OTHER ASSESSMENTS  
Code Descrip/No Amount Com. IntPROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
  
Census: Exempt  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas: 

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6152.000	313,000		423,200	736,200	
Total Card	0.141	313,000		423,200	736,200	Entered Lot Size
Total Parcel	0.141	313,000		423,200	736,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	379.68	/Parcel: 379.68	Land Unit Type:

User Acct	49174
GIS Ref	
GIS Ref	
Insp Date	11/29/18
16448!	



## USER DEFINED

Prior Id # 1: 49174
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 03:55:58
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	313,000	0	6,152.	423,200	736,200		Year end	12/23/2021
2021	101	FV	302,000	0	6,152.	423,200	725,200		Year End Roll	12/10/2020
2020	101	FV	302,000	0	6,152.	423,200	725,200		Year End Roll	12/18/2019
2019	101	FV	231,400	0	6,152.	423,200	654,600	654,600	Year End Roll	1/3/2019
2018	101	FV	231,400	0	6,152.	284,100	515,500	515,500	Year End Roll	12/20/2017
2017	101	FV	231,400	0	6,152.	272,100	503,500	503,500	Year End Roll	1/3/2017
2016	101	FV	231,400	0	6,152.	247,900	479,300	479,300	Year End	1/4/2016
2015	101	FV	216,700	0	6,152.	199,500	416,200	416,200	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNNE KATHLEEN	47479-276		5/19/2006		387,250	No	No		
DUNNE MARJORIE	29517-219		12/14/1998	Family		1	No	No	A

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
10/27/2010	2205	Addition	65,000					&REDO KIT	11/29/2018	MEAS&NOTICE	CC	Chris C							
5/25/2006	404	Re-Roof	2,500	C					5/12/2009	Measured	197	PATRIOT							
1/11/2006	24	Re-Roof	2,000	C					10/5/2006	MLS	HC	Helen Chinal							
									1/20/2000	Mailer Sent									
									1/12/2000	Measured	243	PATRIOT							
									7/28/1993		AJS								

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6152	Sq. Ft.	Site			0	70.	0.98	11									423,194						423,200	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE		OTHER FEATURES		Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl:	Rating:	WSFlue: 1	Rating: Average						
View / Desir:				CONDO INFORMATION		Total Units:		Location:		Floor:		% Own:							
GENERAL INFORMATION				DEPRECIATION		Total Units:						Name:							
Grade: C - Average	Year Blt: 1953	Eff Yr Blt:		Phys Cond: GD - Good	18. %	Functional:	%	Exterior:		No Unit	RMS	BRS	FL	REMODELING	RES BREAKDOWN				
Alt LUC:		Alt %:		Economic:	%	Special:	%	Interior:		1	5	3							
Jurisdct: G12		Fact: .		Override:	%			Additions:											
Const Mod:								Kitchen:											
Lump Sum Adj:								Baths:											
<b>INTERIOR INFORMATION</b>								Plumbing:											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %						Electric:											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %						Heating:											
Bsmnt Flr: 12 - Concrete	Subfloor:							General:											
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Basic \$ / SQ: 110.00	Size Adj.: 1.19151616	Const Adj.: 0.99989998	Adj \$ / SQ: 131.054	Other Features: 84000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	CALC SUMMARY	COMPARABLE SALES			
											LUC Factor: 1.00	Juris. Factor: 1.00	Before Depr: 131.05						
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled		Adj Total: 384571	Depreciation: 71530	Final Total: 313000	Special Features: 0											
# Heat Sys: 1	% Heated: 100	% AC:																	
				Depreciated Total: 313041															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 079-0-0002-0010.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X14	F	AV	1960	0.00	T	40	101							
More: N				Total Yard Items:				Total Special Features:				Total:							

UnSketched SubAreas:  
FAD: 375,  
BMT: 375,

The sketch shows a rectangular footprint for the house. The front facade is labeled 'WDK' (Living Room) at the top center. To the left is a 'TQS' (Kitchen) area, and to the right is a 'FFL' (Family Room). The back of the house is labeled 'BMT' (Bedroom). The overall width is 20 units, and the depth is 18 units. Room dimensions include 8x13 for the Living Room, 5x10 for the Kitchen, and 14x10 for the Family Room.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,143	39.320	44,938						
FFL	First Floor	988	131.050	129,481						
TQS	3/4 Story	576	131.050	75,487						
FAD	Addition	375	131.050	49,145						
WDK	Deck	40	16.000	640						
OPF	Open Porch	20	44.000	880						
Net Sketched Area: 3,142				Total:	300,571					
Size Ad	1939	Gross Area	3334	FinArea	1939					

**SUB AREA DETAIL**

**IMAGE**

The photograph shows a single-story house with a grey shingle roof. The front entrance features a small porch with white columns and a white door. There are several windows with white frames on the front facade. The house is surrounded by green trees and shrubs. A black car is partially visible on the right side of the frame.

**AssessPro Patriot Properties, Inc**